

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1008310

Property Description/Address:

all or a portion of Lot(s) 23, Block(s) 5, HERITAGE EAST UNIT 1 zoned R-D, located on 7308 GENERAL KEARNY DR NE (D-20)

Date Submitted: April 30, 2010

Submitted By: Tonya Covington

Meeting Date/Time: April 29, 2010, 6:30 pm

Meeting Location: Heights Cumberland Presbyterian Church, 8600 Academy NE

Facilitator: Tonya Covington

Co-facilitator: Diane Grover

Parties

- Planner/Hearing Board Contact: Lucinda Montoya lucindamontoya@cabq.gov 924-3918
- Developer/Applicant: Jack Loer
- Agent/Applicant: Same
- Affected Neighborhood Associations: Heritage East Assoc. Of Residents

Background/Meeting Summary: Applicant is requesting a conditional use to allow a massage therapy business in his home.

Outcome: Applicant explained his business, has letters of support from neighbors and there are no objections from the neighborhood association. The Heritage East Association of Residents will be submitting a letter of approval to the Zoning Hearing Examiner regarding this project.

- Areas of Agreement: All agree that the massage therapy business will have no negative effects on the neighborhood.

Meeting Specifics

1) Plan and special exception

- a) Applicant is a sole proprietor and has been a licensed massuesse for 10 years and is currently licensed by the city and state. Applicant practices three days a week at Southwest Physical Therapy on Wyoming Blvd. and will be practicing at home 2 to 3 days a week depending on clientele. Business is located in 1 room of house – no signage or advertising. Word of mouth, yellow pages and website are only advertising sources. Small business. May see 2 to 3 clients on a good week. See people at home Tuesdays, Thursdays and Saturdays. Sometimes evenings on other days. There will be no line of cars in front of house. Will probably retire in 3 to 4 years. Don't anticipate growth in volume. Most would be 5 to 6 clients per week. Most of my income is through Southwest Physical Therapy. Letter was submitted along with application containing signatures of the 6 closest neighbors stating that none of them had any objections to the project.
- b) The president of the Heritage East Association of Residents stated that he received responses from 7 of the 11 board members and not one of the responses was negative.

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Next Steps: The Heritage East Association of Residents will submit a letter of approval to the Zoning Hearing Examiner regarding this project. Applicant will proceed to the Hearing on May 18, 2010.

Application Hearing Details: Hearing scheduled for May 18, 2010

1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:

Written comments must be sent to: Lucinda Montoya, 924-3918, Lucindamontoya@cabq.gov, 600 2nd St., 3rd floor,

Names & Addresses of Attendees:

Jack Loer	Applicant
Dan Gear	Heritage East Association of Residents